



# Q2 2013

## Retail Market Report

### MARKET TRENDS

**Vacancy Rate**



**Net Absorption**



**Rental Rates**



**Construction**



### NEW AROUND TOWN

**Jet's Pizza** - Webster Groves,  
Ballwin, Chesterfield & Creve Coeur

**The Wheelhouse** - Clayton

**Savers** - Crestwood

**Prasino** - St. Charles

**Aldi's** - Creve Coeur

**Red Racks** - Olivette

**Pita Pit** - University City

### RECENT CLOSINGS

**Dierdorf & Hart's Steakhouse**  
- Westport

**Amici's Restaurant** - Kirkwood

**The Source Unlimited**  
- Creve Coeur

**Thyme Out Cafe** - Cottleville

**Chill Frozen Yogurt** - Ladue

**Kmart** - High Ridge

The retail vacancy rate in the St. Louis market area remained at 8.5% at the end of the second quarter 2013.

Retail net absorption in St. Louis decreased for the second quarter 2013 with positive 90,751 square feet absorbed. In the first quarter 2013, net absorption was positive 148,436 square feet.

During the second quarter 2013, there is 918,740 square feet of retail space under construction, but no new space was completed in the St. Louis area market. Over the past four quarters, a total of 395,698 square feet of retail space has been built in St. Louis.

Average quoted rental rates in the St. Louis retail market are up over previous quarter levels and down from their levels four quarters ago. Quoted rents ended the second quarter 2013 at \$11.96 per square foot per year. That compares to \$11.92 per square foot in the first quarter 2013.

### TOTAL RETAIL MARKET STATISTICS

Market	Existing Inventory		Vacancy		YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF				
Calhoun County	2	3,245	0	0	0.0%	0	0	\$0.00
Chesterfield Region	167	5,556,194	261,215	261,215	4.7%	15,837	0	\$16.31
Franklin County	338	4,020,253	231,051	234,751	5.8%	34,725	0	\$9.12
Jefferson County	135	1,437,410	128,372	128,372	8.9%	(47,285)	0	\$12.53
Lincoln County	66	872,658	112,948	113,848	13.0%	1,703	0	\$12.04
Metro East Illinois	995	14,676,265	1,075,618	1,096,873	7.5%	113,182	0	\$10.77
Mid County	841	15,187,404	899,803	911,769	6.0%	73,280	0	\$15.41
NE Metro Illinois	718	9,663,716	488,991	488,991	5.1%	15,687	0	\$10.83
North County	424	7,914,369	937,983	940,863	11.9%	(37,705)	0	\$10.65
Northwest County	910	15,078,174	2,467,355	2,467,355	16.4%	95,487	0	\$10.18
Outer Jefferson Cnty	116	1,625,384	75,548	75,548	4.6%	(13,148)	0	\$7.67
Outer Metro Illinois	97	829,074	36,087	36,087	4.4%	(10,668)	0	\$12.24
Outer Monroe County	5	30,421	0	0	0.0%	0	0	\$0.00
Outer St Charles Cnty	110	1,821,359	42,483	42,483	2.3%	1,077	0	\$10.21
Outer St Louis County	77	1,155,642	105,499	105,499	9.1%	202	0	\$10.68
SE Metro Illinois	169	1,979,305	261,557	261,557	13.2%	(15,910)	0	\$8.75
South County	539	11,890,037	910,855	910,855	7.7%	(17,522)	0	\$12.25
Southwest County	572	9,249,820	807,743	807,743	8.7%	(25,354)	0	\$11.77
St Charles County	390	7,617,712	724,808	750,753	9.9%	13,925	0	\$12.73
St Charles Region	717	10,755,006	895,065	917,836	8.5%	81,239	0	\$11.04
St Louis City North	523	7,859,629	759,107	759,107	9.7%	(142,494)	0	\$15.20
St Louis City South	1,481	9,995,753	355,572	355,572	3.6%	64,837	3,517	\$10.67
West County	499	10,772,503	999,575	1,010,696	9.4%	38,092	0	\$13.75
<b>Totals</b>	<b>9,891</b>	<b>149,991,333</b>	<b>12,577,235</b>	<b>12,677,773</b>	<b>8.5%</b>	<b>239,187</b>	<b>3,517</b>	<b>\$11.96</b>

Source: CoStar Property®



## RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Cloth Furniture	Central Park Square	40,780	Metro East Illinois
CSL Plasma	10800 Old Halls Ferry Road	15,000	Northwest County
Hot Shots	Yorkshire Village	10,600	South County
Ulta	Brentwood Promenade	10,000	Mid County

## FEATURED PROPERTY

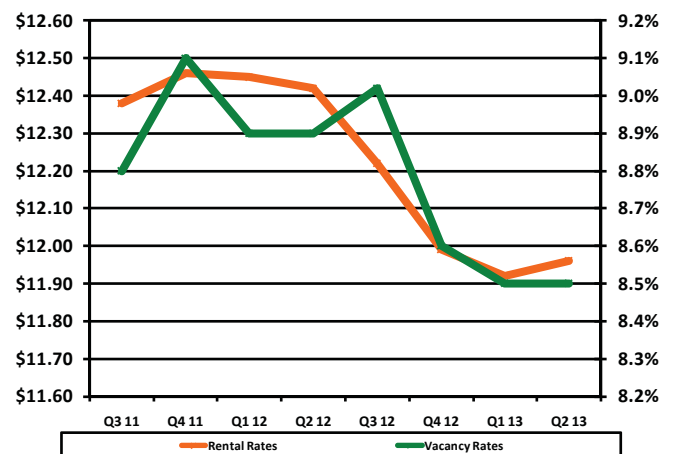
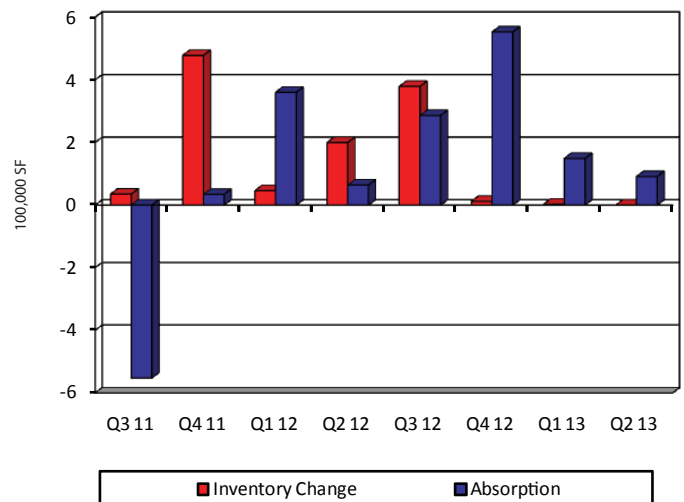
**Old Orchard Center**

600 E. Lockwood

Webster Groves, MO 63119

- 3,688 - 10,250 SF Retail Space
- High-Traffic Retail Center in Old Orchard Neighborhood Located in Webster Groves
- Join Tenants: Webster University, Subway, Starbucks & Garland Wines
- Ample Parking
- Strong Demographics
- Lease Rate: \$16.00 PSF, NNN

CONTACT: Tim Balk: 314-746-1433  
tbalk@gershman.com



\*Disclaimer: All information is collected from CoStar Group at the end of 2nd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.